

Chapter 5

Goals and Policies for the Future

The Commission is charged with planning for future growth, not just reacting to it. This update of the Comprehensive Land Use Plan provides the Commission with an opportunity not only to look back at trends and evaluate their effect on the jurisdiction and its values, but also to develop a future

vision of the jurisdiction. This vision describes how the jurisdiction ideally would look in 10 years if change is successfully accommodated and principal values are retained. The policies of this plan, which follow, are aimed at attaining this vision.

Vision for the Jurisdiction

Strengths of the Historical Development Pattern

The jurisdiction is comprised of vast areas of relatively undeveloped land, with concentrations of development principally near organized areas and relatively few scattered seasonal dwellings elsewhere. This development pattern is long established and is generally conducive to retaining the principal values of the jurisdiction and minimizing conflicts between them.

While small ownerships can be well managed, forest management activities are most efficiently conducted on large blocks of undeveloped land without undue interference from other activities. The general lack of development in the interior is conducive to the protection of natural resources and associated values. The absence of development combined with pristine natural resources in interior areas provides unparalleled opportunities for various forms of primitive recreation, while recreation-related development on the fringes of the jurisdiction supports more intensive recreation activities. The remote undeveloped qualities of the jurisdiction are well served by this pattern of development. These qualities are particularly sensitive to change; the remote character of a lake or river in the interior of the jurisdiction may be eroded long before water quality is threatened.

The stewardship of land for forest management purposes on large blocks of land has, in the past, supported the Commission's broad planning goals as enumerated below.

Vision for the Future

Looking ahead to 2007, the LURC jurisdiction should retain its extensive forests, undeveloped shorelines, remote woodland character, rural communities and unique collection of natural and cultural resources. Through wise management and protection, the jurisdiction should achieve a balance of uses that provide for a continuation of traditional ways of life, sustainable economic opportunities and outdoor recreation for the people of Maine and its visitors.

The historical development pattern in which most new development occurs where principal values are least impacted should be reinforced. Ideally, a high percentage of new development should be located in those areas identified by the Commission as most appropriate for new development. New economic development should be facilitated by prospective zoning, and a streamlined review process should exist for projects in identified growth areas. Housing needs – for year-round residents, retirees, seasonal residents, and recreational users – should be accommodated, but without compromising the jurisdiction's principal values.

The vision for the jurisdiction, however, should go beyond a simplistic treatment of all fringe areas as suitable for intensive development and all interior areas as inappropriate for any development. In fringe areas with high natural resource values, special efforts should be made to balance development and conservation concerns. For example, a high percentage of growth during the next 10 years is likely to occur in the Rangeley Lakes and Moosehead Lake areas. Formulating a coherent future vision for these areas is best done as part of a regional planning process that identifies areas most appropriate for development and conservation. Likewise, in the interior of the jurisdiction, development should be limited to locations where it is most appropriate, or should be of a type and intensity that is appropriate for such areas.

Meeting This Vision

Although some of the trends evident in the period from 1971 to 1991 are consistent with the

future vision for the jurisdiction, the continued creation and development of scattered lots in the interior, or other areas deemed inappropriate for intensive development, are not. Many aspects of the Commission's policies and regulations are supportive of the future vision of the jurisdiction, but the lack of control over the location of new lots in the interior or other areas deemed inappropriate for intensive development will remain a major obstacle in attaining this vision and ensuring the long-term protection of the jurisdiction's principal values. So will the Commission's largely reactive approach to rezonings and the limitations of the adjacency criterion as it is now applied.

By making several refinements in its approach, the Commission can more effectively guide growth and protect the jurisdiction's principal values while providing greater opportunities for reasonable economic development. The policies and implementation strategies that follow are aimed at meeting this vision.

Goals and Policies

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Broad Goals of the Commission

The Commission's policies shall be directed toward the achievement of three broad goals:

1. Support and promote the management of all the resources, based on the principles of sound planning and multiple use, to enhance the living and working conditions of the people of Maine, to ensure the separation of incompatible uses, and to ensure the continued availability of outstanding quality water, air, forest, wildlife and other natural resource values of the jurisdiction.
2. Conserve, protect and enhance the natural resources of the jurisdiction primarily for fiber and food production, nonintensive outdoor recreation and fisheries and wildlife habitat.
3. Maintain the natural character of certain areas within the jurisdiction having significant natural values and primitive recreation opportunities.

Specific Goals and Policies of the Commission

The Commission's actions shall be guided by the following goals and policies:

I Natural Resources

A. Agricultural Resources (issue discussion page 23)

Goal. Conserve and protect farmlands and other agricultural resources.

Policies:

1. Discourage land use which can be destructive of prime, highly productive and other significant farmlands, and encourage agricultural management in appropriate areas.
2. Regulate agricultural practices which can cause accelerated erosion, sedimentation or pollution in order to protect soil and water resources.
3. Discourage activities which are incompatible with existing agricultural enterprises.
4. Encourage the use of Maine's best management practices for agriculture.

B. Air Resources (issue discussion page 26)

Goal: Protect and enhance the quality of air resources throughout the jurisdiction.

Policies:

1. Require compliance with all state and federal air quality standards; require compliance with more stringent standards where necessary to preserve the air quality or unique values of identified sensitive areas, or to improve the air quality of identified nonattainment areas.
2. Encourage state, federal and international initiatives directed at reducing emissions of air pollutants.
3. Encourage and monitor research on the effects of air pollutants on forest health and productivity.

C. Coastal Resources (issue discussion page 29)

Goal: Protect and conserve the special scenic, recreational, ecological, historic and other natural and cultural resources

of coastal islands, and promote the traditional resource-based economies of these areas.

Policies.

1. Encourage and support marine-dependent activities that are compatible with traditional resource-based economies, island ecosystems and other island values.
2. Encourage the maintenance of traditional public access points to the shore.
3. Discourage the construction of dwellings or improvements on undeveloped islands with high natural or scenic values.
4. For construction that does take place on islands, encourage buildings of a scale, design and location appropriate to protecting natural and scenic values.
5. Emphasize the concepts of environmental and community carrying capacity in island land use planning and review of proposed projects.
6. Except for commercial uses compatible with traditional resource-based economies, discourage the construction of permanent docks and piers, and promote the use of common temporary docking areas.
7. Ensure that LURC's rezoning and development review standards are appropriate to islands given their special characteristics and constraints.
8. Address the cumulative impacts of incremental island development, using strategies such as Resource Plan zoning or encouraging development proposals that provide for permanent conservation of island lands.
9. Encourage the use of voluntary land conservation measures such as conservation easements and cooperative management agreements to protect the special resources of islands.

D. Cultural, Archaeological and Historical Resources (issue discussion page 37)

Goal: Protect and enhance archaeological and historical resources of cultural significance.

Policy: Identify and protect unique, rare, and representative cultural resources to preserve their educational, scientific, and social values.

E. Energy Resources (issue discussion page 40)

Goal: Provide for the environmentally sound and socially beneficial utilization of indigenous energy resources where there are not overriding, conflicting public values which require protection.

Policies.

1. Encourage energy conservation and diversification and the use of indigenous renewable resources to increase the state's energy self-sufficiency.
2. Prohibit energy developments and related land uses in areas identified as environmentally sensitive where there are overriding, conflicting environmental and other public values requiring protection.

Permit new energy developments where their need to the people of Maine has been demonstrated and they are sited, constructed and landscaped to minimize intrusion on natural and human resources.
4. Review environmental and social impacts of energy development and establish permit conditions which minimize and mitigate adverse effects of such developments.
5. Prohibit hydropower development on river stretches identified as having overriding recreational or natural values.
6. Encourage development of new, small hydropower projects and reconstruction of existing hydropower projects where these can be undertaken in an environmentally sound manner.
7. Allow new or emerging energy technologies which do not have an undue

adverse impact on existing uses and natural resources.

8. Limit the scale of new or emerging energy technologies where feasible to allow time for the Commission to evaluate the technology and its impacts in large scale applications.

F. Forest Resources (issues discussion page 46)

Goal: Conserve, protect and enhance the forest resources which are essential to the economy of the state as well as to the jurisdiction.

Policies.

1. Discourage development that will interfere unreasonably with continued timber and wood fiber production, as well as primitive outdoor recreation, biodiversity, and remoteness, and support uses that are compatible with these values.
2. Protect areas identified as environmentally sensitive by regulating forestry activities, timber harvesting, and construction of land management roads.
3. Review and make appropriate refinements, from time to time, in forest practice standards for protection districts in order to make such standards effective in minimizing environmental degradation. Standards shall be responsive to the needs of private land management and to the public need for adequate timber resources to support the economic base of the state.
4. Support efforts by landowners to manage vehicular access to private roads when necessary to reduce land use conflicts and protect high value natural resources.
5. Allow harvesting of dead and dying trees resulting from insect or disease outbreaks or other causes, consistent with the Commission's responsibilities for protection of significant natural resource values and uses.
6. Discourage land uses that are not essential to forest management or timber production on highly productive forestlands.
7. Provide an educational program to guide land management, including road

construction, in an environmentally sound manner.

8. Encourage scientific research and management of forest resources in relation to other important resources, including study of the effects of landspreading of sludge.
9. Encourage the use of Maine's best management practices for forestry.

G. Geologic, Mineral and Mountain Resources (issues discussion page 56)

Geologic Resources

Goal: Conserve soil and geological resources by controlling erosion and by protecting areas of significance.

Policies

1. Regulate land uses to protect areas identified as important natural geological formations.
2. Regulate land uses in areas with identified topographical or geological hazards, including areas with fragile soils, steep slopes, high elevations, or seismic faults.
3. Administer standards for structural development and other land uses based on soil suitability.
4. Administer performance standards for timber harvesting, road construction, gravel extraction, stream crossings, agricultural practices and other land use activities in order to control potential causes of accelerated soil erosion.
5. Regulate the disposal of sewage, solid waste, manure, and septic sludge and prohibit their disposal in flood prone areas, on unsuitable soils, or in other inappropriate areas.

Mineral Resources

Goal: Allow environmentally responsible exploration and mining of metallic and non-metallic mineral resources where there are not overriding, conflicting public values which require protection.

Policies.

6. Permit exploration for mineral resources provided no more than minimal distur-

bance is caused to natural and cultural resources.

7. Provide for small sand and gravel extraction operations used primarily for the construction and maintenance of roads in most areas without rezoning, but subject to compliance with performance standards designed to avoid undue environmental harm.
8. Permit larger sand and gravel extraction operations in areas zoned for industrial development where a benefit to the people of Maine has been demonstrated and the operations are sited and developed in a fashion which minimizes adverse effects on other land uses and natural resources.
9. Permit major metallic mining developments only in areas zoned for planned development, and provide a rezoning procedure for this purpose which broadly considers impacts and benefits, competing uses and public values.
10. Regulate mining operations to minimize water, air, land, noise and visual pollution, to ensure public safety and health, and to avoid undue adverse impacts on fisheries, wildlife, botanical, natural, historic, archaeological, recreational, and socioeconomic values.
11. Require effective monitoring and reclamation of mining sites to protect public health and safety and to promote beneficial reuse where feasible.
12. Prohibit excavation of sand and gravel resources below the water table except where it is demonstrated there will be no undue adverse impact to ground water resources.

Mountain Resources

Goal: Conserve and protect the values of high mountain areas from undue adverse impacts.

Policies.

13. Regulate high mountain areas to preserve the natural equilibrium of vegetation, geology, slope, soil, and climate, to reduce danger to public health and safety posed by unstable mountain

areas, to protect water quality, and to preserve scenic values, vegetative communities, and low-impact recreational opportunities.

14. Identify and protect high mountain resources with particularly high natural resource values or sensitivity which are not appropriate for most development.

H. Recreational Resources

(issues discussion page 68)

Goal: Conserve and protect the natural beauty and unspoiled qualities of the waters, shorelands, mountains, plant and animal habitats, forests, scenic vistas, trails and other natural and recreational features in order to protect and enhance their values for a range of public recreational uses.

Policies:

Protect remote, undeveloped and other significant recreational areas, including such areas around rivers and streams, trails, ponds and lakes, to protect their natural character for primitive recreational activities such as canoeing, hiking, fishing and nature study.

2. Encourage diversified, nonintensive, nonexclusive uses of recreational resources.
3. Promote a range of recreational opportunities, including (a) major, intensive recreational facilities near organized areas or in new development centers determined to be appropriate, (b) less-intensive, nonexclusive recreational facilities in other areas, and (c) opportunities for primitive recreation without intrusion from more intensive forms of recreation.
4. Consider traditional sporting camps as recreational and cultural resources, worthy of protection from incompatible development and land uses, and give special consideration to sporting camps in the Commission's development standards, particularly the replacement of nonconforming structures.
5. Encourage intensive recreational facilities to locate or expand away from areas where there is a potential for conflict with existing uses, natural resources and other values of the jurisdiction.

6. Encourage traditional outdoor recreation by working with landowners to conserve the natural resources of the jurisdiction and to enhance recreational opportunities.

7. Cooperate with other appropriate agencies in identifying those lakes where surface use conflicts can be minimized or avoided by establishing limits on the power or type of watercraft on such lakes.

I. Special Natural Areas (issues discussion page 78)

Goal: Protect and enhance identified features and areas of natural significance.

Policy:

Identify and protect natural areas that possess unique physical features, or which serve as habitat for rare, threatened or endangered species or representative plant communities.

J. Water Resources (issues discussion page 84)

Goal: Preserve, protect and enhance the quality and quantity of surface and ground waters.

Policies:

1. Regulate uses of land and water, including submerged lands, shorelands, and wetlands, in order to prevent degradation of water quality and undue harm to natural habitats.
2. Protect the recreational and aesthetic values associated with water resources.
3. In flood prone areas, prohibit new structures that would be harmed under flood conditions in order to minimize the human, environmental and financial costs of floods.
4. Conserve and protect lakes, ponds and rivers and their shorelands which provide significant public recreational opportunities.
5. Permit a reasonable range of development and land uses on lakeshores in order to accommodate a range of recreational opportunities important to Maine people.
6. Require that appropriate setbacks and other development standards be met to

protect water quality, water quantity, recreational and aesthetic values of lakes and rivers.

7. Encourage cooperative uses of public and private docks, water access points and boat launching sites.
8. Control land uses on identified aquifers and their recharge areas, and along water bodies having the potential for water pollution problems, in order to avoid adverse effects on water quality or quantity.
9. Guide lake development based on identified land use characteristics and natural resource values, conserving important values and directing development toward those lakes or lake areas most capable of absorbing new development.
10. Protect ground water quality throughout the jurisdiction through proper controls on potentially polluting activities.

In areas with federally designated sole source aquifers, provide a high level of protection from potential groundwater threats.

K. Wetland Resources (issues discussion page 90)

Goal: Conserve and protect the aesthetic, ecological, recreational, scientific, cultural, and economic values of wetland resources.

Policies

1. Prohibit activities that impair wetland functions or threaten wetland values, such as construction of buildings, disposal of sewage, sludge or manure, and other inappropriate land use activities in wetlands.
2. Guide harvesting of peatlands away from areas having botanical, wildlife, fisheries, geological, water resource, recreational, scientific, cultural or other public values of overriding significance.
3. Provide an efficient, uniform system of wetland protection consistent with corresponding state and federal programs.
4. Ensure that development projects in wetlands (in this order) avoid, minimize,

restore, reduce or eliminate over time and/or compensate for functional wetland losses.

L. Wildlife and Fisheries Resources

(issues discussion page 96)

Goal: Conserve and protect the aesthetic, ecological, recreation, scientific, cultural, and economic values of wildlife and fisheries resources.

Policies

1. Regulate land use activities to protect habitats, including deer wintering areas and coastal bird nesting sites, ecosystems, food sources and other life requisites for wildlife species.
2. Protect wildlife habitat in a fashion which is balanced and reasonably considers the management needs and economic constraints of landowners.
3. Regulate land use activities to protect habitats for fish spawning, nursery, feeding, and other life requirements for fish species.
4. Encourage management of fisheries and wildlife resources to maintain their habitats, diversity, and populations.
5. Encourage cooperative agreements between landowners and public agencies which further the Commission's policies and goals and, when appropriate, modify the Commission's zoning to facilitate the execution of such agreements.

M. Scenic Resources (issues discussion pages 31; 56; 75; 82-83; 119; 130)

Goal: Protect scenic character and natural values by fitting proposed land use activities harmoniously into the natural environment and by minimizing adverse aesthetic effects on existing uses, scenic beauty, and natural and cultural resources.

Policies

1. Encourage concentrated patterns of growth to minimize impacts on natural values and scenic character.
2. Regulate land uses generally in order to protect natural aesthetic values and prevent incompatibility of land uses.

3. Protect the scenic values of coastal, shoreland, mountain, recreation, and other scenic areas.
4. Regulate forestry activities in important recreational and scenic areas to protect aesthetic qualities.

II Development

(issues discussion pages 125-131)

A. Location of Development

Goal: Guide the location of new development in order to protect and conserve forest, recreational, plant or animal habitat and other natural resources, to ensure the compatibility of land uses with one another and to allow for a reasonable range of development opportunities important to the people of Maine.

Location of development on a jurisdiction-wide level:

Policies:

Provide for a sustainable pattern of development consistent with historical patterns which directs development to suitable areas and safeguards the principal values of the jurisdiction, including a working forest, integrity of natural resources, and remoteness.

2. Discourage growth which results in scattered and sprawling development patterns.
3. Guide development to areas near existing towns or communities and in other areas identified as appropriate development centers.
 - a. Identify a group of towns, plantations and townships which are the most appropriate for growth when considering: (1) proximity to organized towns and population centers; (2) compatibility of natural resources with development; (3) demonstrated demand for development; (4) accessibility by major routes; and (5) availability of infrastructure which is, when compared to conditions in other towns, the best prepared to accommodate growth.

b. Outside of towns, plantations and townships identified as the most appropriate for growth, identify areas that are appropriate as development centers and encourage compact patterns of development around these areas.

c. Guide the location of different types of residential development according to potential impacts, infrastructure needs and the potential for conversion to a more intensive type of residential use.

- (1) Encourage year-round residential development near existing towns and communities, particularly in the towns, plantations and townships identified in 3.a above, where it can be efficiently served by existing services, facilities and utilities.
- (2) Encourage second home development near existing towns and communities, particularly in the towns, plantations and townships identified in 3.a above, and near development centers identified in 3.b above.
- (3) Allow remote camps at low densities throughout the jurisdiction.

4. Guide proposals for major new waste disposal and similar facilities to locations on the fringe of the jurisdiction that have good existing road access, low natural resource values, and are separate from incompatible land uses.

5. Encourage conservation of select areas of the jurisdiction that are particularly representative of the jurisdiction's principal values and, overall, are especially valued for their remote and relatively undeveloped condition.

a. Work cooperatively with landowners to encourage the designation of large tracts of land with these values for limited or no development.

Location of development on a community or regional level:

6. Undertake prospective zoning for development, particularly within areas of the

jurisdiction where there is a need to achieve balance between expected development pressures and high resource values.

7. In communities or areas without prospective development zoning, encourage orderly growth within and proximate to existing, compatibly developed areas – i.e. existing development of similar type, use, occupancy, scale and intensity to that being proposed, or a community center with a range of uses for which the proposed development will provide complementary services, goods, jobs and/or housing.
8. Allow well planned development in areas appropriate as new development centers where: (a) there is a demonstrated public demand for and benefit from the proposed development in that area; (b) there is a demonstrated need for locating the development not proximate to established developed areas; (c) the productivity of existing forest and agricultural resources in the jurisdiction is not unduly harmed; (d) recreational resources and uses are not unduly harmed; (e) remote, natural and plant or animal habitat values are not unreasonably degraded; and (f) needed services are available or can be provided without unreasonable financial, social or environmental costs to the public.
9. In areas which are not appropriate as new development centers, allow for (a) planned developments which depend on a particular natural feature, subject to site plan review, and (b) other development, subject to concept plan review.
10. Permit subdivision for the purpose of development only in areas zoned for development.

B. Economic Development

Goal: Balance the economic benefit that Maine people derive from the natural resource-based industries of the Commission's jurisdiction, especially the maintenance and creation of quality jobs, with protecting the environmental quality and special values of this area.

Policies:

1. Encourage those forest and recreation industries and other resource-based enterprises which further the jurisdiction's tradition of multiple use without diminishing its principal values.
2. Prospectively identify areas appropriate for development, thereby building economic centers, reducing sprawl, and minimizing the cost of providing needed services.
3. Provide for expansion needs of intensive developments where such expansion will not have an undue adverse impact on the resources of the area.
4. Allow new or emerging technologies, but limit the scale or application of these technologies where necessary to allow time for the Commission to evaluate the technology and its impacts.
5. Continuously review permitting procedures to identify means to expedite the permitting process while accomplishing the agency's purposes.
6. Encourage economic development in the towns, plantations, and townships identified as the most appropriate for future growth.

C. Site Review

Goal: Assure that development fits harmoniously into the existing natural environment.

Policies:

1. Require that provision be made for fitting development harmoniously into the existing natural environment, including
 - a. Requiring the use of buffers, building setbacks, and landscaping to minimize the impacts of land use activities upon one another and to maintain the scenic quality of shorelines and roadways,
 - b. Requiring that developments provide for adequate parking and traffic circulation, and
 - c. Limiting the number and size of signs in order to prevent undue or hazardous visual impacts.

2. Prevent the degradation of natural and cultural values resulting from cumulative impacts of incremental development.
3. Encourage site designs which have a minimal impact on the principal values of the jurisdiction, including clustering or open space preservation, and discourage unnecessarily large lot sizes.
4. Provide an educational program to guide land development in a manner consistent with the goals and policies of this Plan and regulations promulgated pursuant to this Plan.
5. Provide incentives for lot owners to bring nonconforming uses and structures into compliance or closer to conformance with the Commission's regulations.
6. Limit expansions of nonconforming uses and structures.

D. Infrastructure

Goal: Ensure that infrastructure improvements are well planned and do not have an adverse impact on the jurisdiction's principal values.

Policies:

1. Discourage the construction of major new public roads which would degrade the natural character of remote areas.
2. Require that new utility lines, pipelines, and their associated facilities be (a) located within or adjacent to existing utility or public road rights of way to the extent practicable; (b) constructed and landscaped so that they do not degrade natural values; and (c) located so as not to inappropriately encroach upon or change the character of remote areas, or produce an intensity of use that is inappropriate for a particular area.
3. Monitor the installation of new road networks in order to anticipate and plan for future growth and public access and use in appropriate areas.
4. Require that communication towers be dismantled and removed from the site when such towers are unused for an extended period of time.
5. Require that communication towers be made available for other users where

feasible in order to limit the number of such towers.

E. Development Rate, Density and Type

Goal: Ensure that development is of a rate, density, and type conducive to maintaining the jurisdiction's principal values.

Policies:

1. Monitor the rate of development throughout the jurisdiction to ensure it remains at a reasonable pace, particularly outside areas identified as the most appropriate for growth.
2. Establish appropriate guidelines for development (such as density or similar standards) in areas where necessary to prevent adverse impacts on the principal values of the jurisdiction.
3. Limit development to low-impact structures in areas where the principal values of the jurisdiction are threatened by more intensive development.
4. Limit conversion of remote camps to more intensive uses where such conversion would have an undue adverse impact on the principal values of the jurisdiction.
5. Encourage development that is energy efficient and that incorporates best practical technologies to conserve energy.
6. Limit residential densities on the basis of soil suitability and other site limitations.

III. Education and Enforcement

Goal: Administer an effective education and enforcement program in regard to the laws, regulations and standards of the Commission in order to ensure landowner and public awareness and compliance.

Policies:

1. Carry out a balanced but vigorous enforcement effort to identify, investigate, and pursue significant violations of the laws and legal requirements administered by the Commission.

2. Train and utilize the field staffs of other state agencies in order to disseminate information to the public and to report compliance problems to the Commission.
3. As a general principle, hold landowners and land managers primarily responsible for land use activities resulting in violations taking place on their land. This principle is subject to appropriate exceptions where the violation occurs entirely by reason of actions by a third party (as in the case of a trespass), where the landowner has no involvement with the activities, and receives no benefit from nor has any contractual or other relationship with the third party.
4. Conduct educational programs for citizens, landowners, land managers, contractors, woods workers, lawyers, realtors, and others concerning environmentally sound land use practices and the laws and legal requirements administered by the Commission.

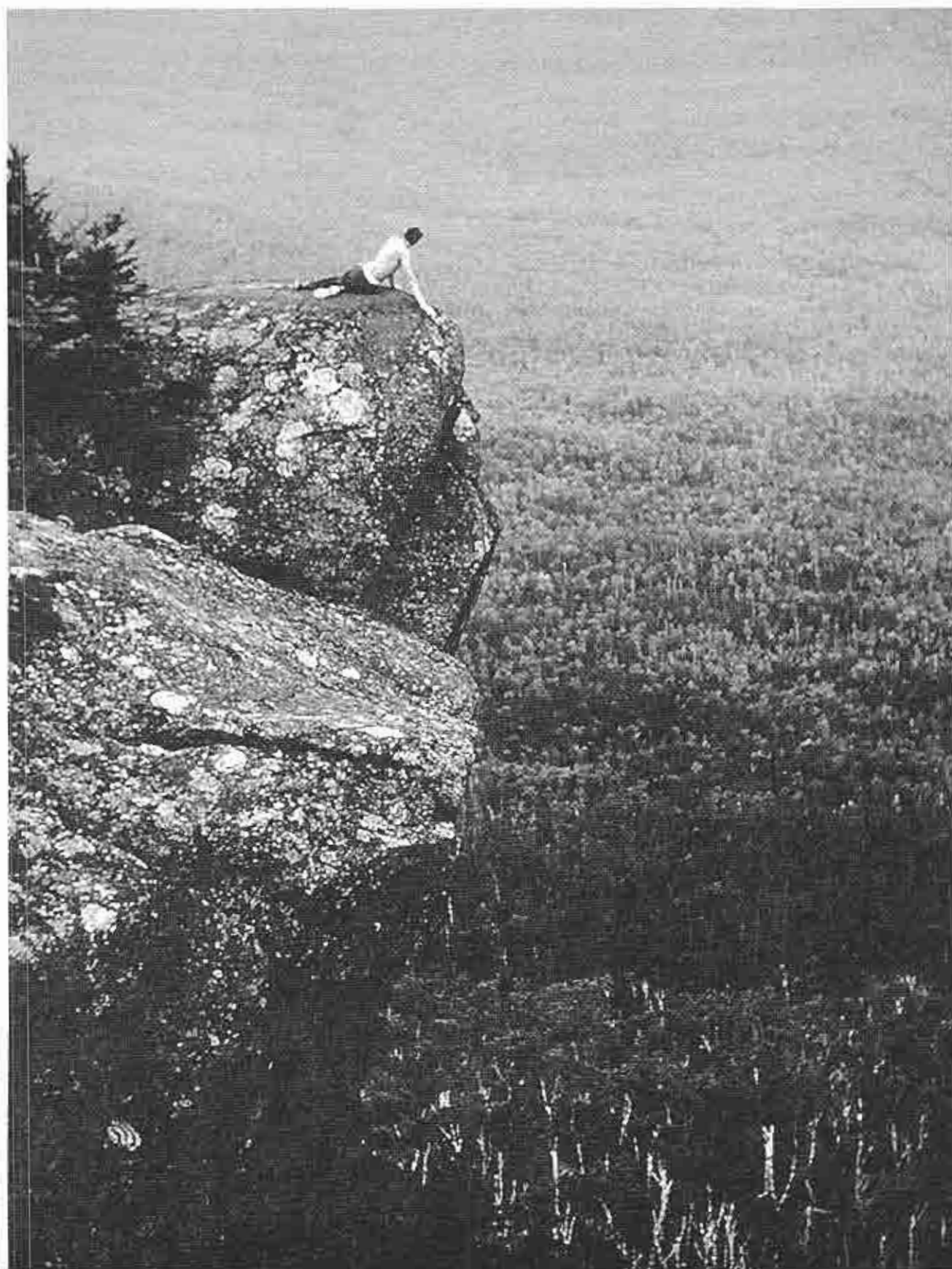
IV. Cooperative Initiatives

Goal: Encourage landowner initiatives and cooperative efforts which further the Commission's objectives of protecting natural resources and guiding growth through nonregulatory or voluntary actions.

Policies:

Recognize the value of cooperative approaches to the protection of important resources and values, and provide opportunities for such approaches.

2. Provide creative alternatives to traditional regulatory approaches, such as resource and concept plans, and encourage landowners to take advantage of these opportunities.
3. Promote cooperative efforts to substantially limit development on large tracts of land to ensure that these lands will remain available to sustain the state's rural, forest-based economies that depend upon forest products and recreation.



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Tumbledown Mountain